

TITLE 8 DEVELOPMENT CODE

DIVISION 12: GENERAL DEFINITIONS

CHAPTER 4: Definitions beginning with D.

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812.04005 Dairy.

"Dairy": Any premises where milk is produced for sale or distribution and where ten (10) or more cows or goats are in lactation.

Readopted Ordinance 3341 (1989)

812.04010 Days.

"Days": Any reference to day or days shall mean calendar days, unless otherwise specified.

Readopted Ordinance 3341 (1989)

812.04015 Days, Business.

"Business Days": Any day a specified Office, Department or other agency is open to the public for normal business. This term shall normally exclude all Saturdays, Sundays and any holiday that is recognized and observed by the specified Office, Department or other agency.

Readopted Ordinance 3341 (1989)

812.04020 Day Care Facility.

"Day Care Facility": A facility which provides nonmedical care to children under 18 years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24 hours basis. Day care facility includes family day care homes, infant centers, preschools, and extended day care facilities. A "family day care home" is a day care facility located in a residence which regularly provides care, protection, and supervision of 12 or fewer children from more than one other family, in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away and includes the following:

(a) "Large family day care home" are those which provide family day care to 7 to 12 children, inclusive, including children who reside at the home.

(b) "Small family day care home" are these which provide family day care to six or fewer children, including children who reside at the home.

Readopted Ordinance 3341 (1989)

812.04025 Decibel (dBA).

"Decibel (dBA)": A measure of sound pressure on a logarithmic scale, with respect to a standard reference value.

Readopted Ordinance 3341 (1989)

812.04030 Desert Area.

"Desert Area": Desert area shall mean and include all of the unincorporated area of San Bernardino County lying north and east of the mountain area as herein defined.

Readopted Ordinance 3341 (1989)

812.04035 Design.

"Design": Includes the planning and engineering of the following: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignment and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; (9) location of proposed and existing structures and improvements; and (10) such other specific physical requirements in the plan and/or configuration of a subdivision as may be necessary to ensure consistency with, and implementation of this code, the General Plan, and any applicable Specific Plan.

Readopted Ordinance 3341 (1989)

812.04040 Developer.

"Developer": Any person, association, firm, corporation, partnership and other business entity or public agency installing or constructing a development. For the purposes of Chapter 10 of Division 7 this includes any person, business entity or public agency seeking to perform earthwork grading on any project or development for which the conditions of approval require any specific or general features to be incorporated in the earthwork or which restrict or limit the earthwork grading in any way, other than in compliance with the grading provisions as prescribed in the Uniform Building Code.

Readopted Ordinance 3341 (1989)

812.04045 Development.

"Development": Means the use to which land shall be put, the buildings to be constructed on it, and all alteration of the land and construction incident thereto.

Readopted Ordinance 3341 (1989)

812.04050 Development Application.

"Development Application": Any application, review and/or process acted upon by the Office of Planning or County Surveyor. A land use application.

Readopted Ordinance 3341 (1989)

812.04055 Development Code.

"Development Code": A set of land use regulations adopted by San Bernardino County in conformance with the General Plan. All actions and undertakings necessary for project planning, land acquisition, demolition or construction of a project must conform with the County Code prior to approval. The Development Code is Title 8 of the San Bernardino County Code.

Readopted Ordinance 3341 (1989)

812.04060 Development Moratorium.

"Development Moratorium": A development moratorium shall include a water or sewer moratorium, as well as other actions of public agencies which regulate land use, development, or the provision of services to the land, other than the authority of the County to approve or conditionally approve the tentative map, which thereafter prevents, prohibits, or delays the approval of a final or parcel map. A development moratorium is also deemed to exist for any period of time during which a condition imposed by the County could not be satisfied because the condition was one which, by its nature, necessitated action by the County, and the County either did not take the necessary action or by its own action or inaction was prevented or delayed in taking the necessary action prior to expiration of the tentative map.

Readopted Ordinance 3341 (1989)

812.04065 Development Perimeter.

"Development Perimeter": A line which indicates the outer perimeter of structural development or proposed structural development of one structure or a group of structures within a development project. For the purposes of this Section, structures within one hundred feet of another structure shall be considered as part of the same group of structures. The development perimeter may be derived from one of the following methods:

(a) A line formed by interlinking the exterior walls or exterior building envelope boundaries of a series of proposed or existing structures that form the perimeter of a development project;

(b) Where a development project indicates the location of buildings or building envelopes on a site plan, a composite development plan or a final development plan, the development perimeter may be delineated by the outer limit of the location of each building. The development perimeter between the planned location of each building shall be delineated by the shortest line between the outer faces of adjacent buildings or building envelopes or;

(c) The development perimeter may be derived through alternate means provided they meet or exceed the limitations described in Subsections 812.04065(a) and (b) above.

Readopted Ordinance 3341 (1989)

812.04070 Development Permit.

"Development Permit": Means a permit issued by the County Building Official, the County Fire Chief or the Chief of the Division of Environmental Health Services for construction or land disturbance, including, but not limited to, building permits, mobile home setdown permits and grading permits.

Readopted Ordinance 3341 (1989); Amended Ordinance 3611 (1995)

812.04075 Development Plan (PUD).

"Development Plan": A detailed, comprehensive plan of development for a Planned Development. This development plan applies limits and parameters for development derived from a development suitability analysis to a specific development scheme. Development Plans shall include a detailed description of the proposed development and its effects including, but not limited to, a written text, diagrams or maps describing the program for development and the functional arrangement of structures and uses, the effect of such arrangement upon the physical characteristics of the site, available public services, the capacity of the existing circulation system and the existing and planned land use of adjacent properties. It includes a dimensioned site plan showing the location of all structures and lots in sufficient detail to permit recordation and the preparation of construction drawings.

Readopted Ordinance 3341 (1989)

812.04080 Development Project.

"Development Project": Means any one or a series of related development applications that constitute a single development proposal.

Readopted Ordinance 3341 (1989)

812.04085 Development Restrictions.

"Development Restrictions": include, but are not limited to, any of the following restrictions on property:

- (a) Open space easements.
- (b) Transfer of development rights.
- (c) Conveyance of development rights to the County.
- (d) Land Use District restrictions on development.

Readopted Ordinance 3341 (1989)

812.04090 Development Review Committee.

"Development Review Committee": A committee consisting of representatives from various public agencies whose functions are to review and make recommendations on development proposals.

Readopted Ordinance 3341 (1989)

812.04095 Development Suitability Analysis

"Development Suitability Analysis": A comprehensive examination of the opportunities and constraints affecting development of a given site.

Readopted Ordinance 3341 (1989)

812.04100 Deviations

"Deviations": Authorized variances from required distances, setbacks, areas or physical improvements.

Readopted Ordinance 3341 (1989)

812.04105 Director of Airports

The Director of the County Airports Department or an authorized designee.

Readopted Ordinance 3341 (1989)

812.04110 Director of Environmental Health Services

"Director of Environmental Health Services": The Chief of the Division of Environmental Health Services or an authorized designee.

Readopted Ordinance 3341 (1989); Amended Ordinance 3779 (1999)

812.04115 Director of Land Management

"Director of Land Management": The Director of Land Use Services or an authorized designee.

Readopted Ordinance 3341 (1989); Amended Ordinance 3397 (1990); Amended Ordinance 3779 (1999)

812.04120 Director of Transportation and Flood Control

"Director of the County Department of Transportation and Flood Control or designee.

Readopted Ordinance 3341 (1989)

812.04125 Director of Special Districts.

"Director of Special Districts": The Director of the Special Districts Department or an authorized designee.

Readopted Ordinance 3341 (1989)

812.04130 Drainage Course.

"Drainage course": A natural or man-made water course which could convey runoff either year around or intermittently.

Readopted Ordinance 3341 (1989)

812.04135 Drainage Plan, Local Area

"Local Area Drainage Plan": A drainage plan adopted for a particular drainage area. These plans shall include a map of the area showing its boundaries, the location of existing and future drainage facilities and an accompanying text which contains an estimate of the total costs of constructing the local drainage facilities.

Readopted Ordinance 3341 (1989)

812.04140 Dripline

"Dripline": A line which may be drawn on the ground around a tree directly under its outermost branch tips which is projected vertically down to the ground and which identifies that area where rainwater tends to drop from the tree.

Readopted Ordinance 3341 (1989)

812.04145 Dwelling, Multiple

"Multiple Dwelling": A building or portion thereof used and/or designed as a residence for two or more families living independently of each other in separate dwelling units.

Readopted Ordinance 3341 (1989)

812.04150 Dwelling, Single

"Single Dwelling": A detached building designed and/or used to house not more than one family, including all domestic employees of such family.

Readopted Ordinance 3341 (1989)

812.04155 Dwelling Unit

"Dwelling Unit": Any building or portion thereof, including a manufactured home or portion thereof, which contains living facilities, including provisions for sleeping, eating, cooking and sanitation as required by the Uniform Building Code, for not more than one family, including domestic employees of such family.

Readopted Ordinance 3341 (1989)

812.04158 Dwelling Unit, Second

"Second Dwelling Unit": A second dwelling unit is an additional dwelling unit either attached or detached that is permitted subject to Conditional Use Permit provided that the lot area of the subject property is at least twice the minimum lot size specified by the land use district for the subject property.

Readopted Ordinance 3341 (1989)